

A photograph of a forest path with sunlight filtering through the trees. The path is covered in fallen leaves and branches, and the trees are tall with green foliage. The text is overlaid on the image.

A Neighbourhood Plan for Sudbrooke

Basic Conditions Statement

January 2019

1 About the Sudbrooke Neighbourhood Plan

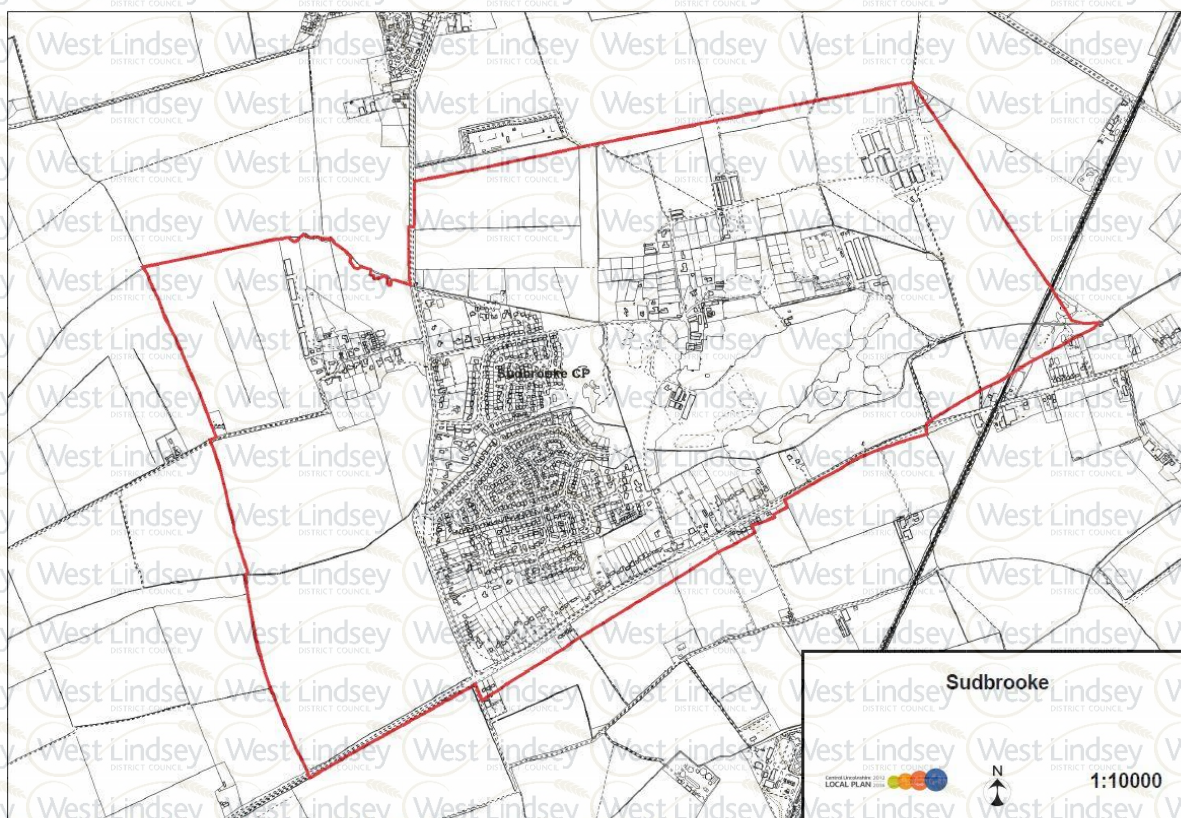
1.1 This Basic Conditions Statement has been prepared to accompany the Sudbrooke Neighbourhood Plan (NP).

1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

- the draft NP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework July 2018 (NPPF);
- the draft NP must contribute to the achievement of sustainable development;
- the draft NP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the Central Lincolnshire Local Plan 2017;
- the draft NP must meet the relevant EU obligations.

1.3 The Sudbrooke NP is being submitted by Sudbrooke Parish Council for the Parish area of Sudbrooke. The map below shows the extent of the NP boundary. The proposed NP does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

Figure 1: Sudbrooke Neighbourhood Plan Area



- 1.4 In accordance with the Neighbourhood Planning Regulations (as amended) 2012, an application for designation was submitted to West Lindsey District Council. The District Council publicised the application for designation from Sudbrooke Parish Council and advertised (By West Lindsey District Council) the designation for four weeks to allow any comments to be made on the application.
- 1.5 The consultation period ended on the 10th January 2016. The application was approved by West Lindsey District Council on the 10th January 2016. The approved NP designated area is shown in figure 1 and information on the designation can be found in the Designation Statement on West Lindsey District Council's webpage:
- <https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/sudbrooke-neighbourhood-plan/>
- 1.6 The draft Sudbrooke NP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 22nd September 2018 and closed on the 3rd November 2018. Some minor amendments have been made to the Neighbourhood Plan based on the comments received and these are summarised in the document entitled 'Consultation Statement'.

What is being proposed is a neighbourhood development plan

- 1.7 The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations (as amended) 2012.
- 1.8 The NP for Sudbrooke will cover the period 2018 until 2036. The NP proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2 The Basic Conditions

Have Appropriate Regard to National Policy

- 2.1 Regard to national planning policy and guidance: The NPPF was published in July 2018. The NPPF provides a framework within which local communities can produce neighbourhood plans for their area and sets out how planning should help achieve sustainable development.
- 2.2 Sections 12-37 of the NPPF refer to Local and Neighbourhood Plans and requires them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that this is the 'adopted Development Plan'.
- 2.3 This section demonstrates that the Sudbrooke NP has regard to relevant policies within the NPPF in relation to:

- Managing new growth and development
- Requiring good design;
- Designating local open spaces;
- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.4 The Sudbrooke NP contains a Vision, Objectives and policies. The objectives are summarised in Table 1 alongside the NPPF goals they seek to address.

2.5 Table 2 provides a summary of how each of the development management policies conforms specifically to the NPPF.

Table 1: Neighbourhood Plan Objectives and conformity with the NPPF

Policy Theme	Objectives in the Plan	NPPF
Policy 1: Additional Residential Development	Objective 4: To provide existing and future residents with the opportunity to live in a home appropriate for their needs, affordability and suitability for retirement being key considerations.	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Making effective use of land - Achieving well-designed places
Policy 2: Extensions and Alterations to dwellings	Objective 4: To provide existing and future residents with the opportunity to live in a home appropriate for their needs, affordability and suitability for retirement being key considerations.	<ul style="list-style-type: none"> - Delivering a sufficient supply of new homes - Making effective use of land - Achieving well-designed places
Policy 3: Local Green Space	Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke. Objective 2: To minimise the impact of new development on the surrounding countryside,	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment

Policy Theme	Objectives in the Plan	NPPF
	<p>historical sites, landscape and ecosystems.</p> <p>Objective 5: To maintain and improve access to our public open spaces and the wider green infrastructure network.</p> <p>Objective 6: To protect and enhance the natural environment of the village, its trees, flora and fauna for future generations to enjoy.</p>	
<p>Policy 4: Natural Environment</p>	<p>Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.</p> <p>Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.</p> <p>Objective 5: To maintain and improve access to our public open spaces and the wider green infrastructure network.</p> <p>Objective 6: To protect and enhance the natural environment of the village, its trees, flora and fauna for future generations to enjoy.</p>	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment
<p>Policy 5: Protected and Significant Trees</p>	<p>Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.</p> <p>Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.</p>	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment

Policy Theme	Objectives in the Plan	NPPF
	<p>Objective 5: To maintain and improve access to our public open spaces and the wider green infrastructure network.</p> <p>Objective 6: To protect and enhance the natural environment of the village, its trees, flora and fauna for future generations to enjoy.</p>	
<p>Policy 6: Nettleham Beck and balancing ponds</p>	<p>Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.</p> <p>Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.</p> <p>Objective 5: To maintain and improve access to our public open spaces and the wider green infrastructure network.</p> <p>Objective 6: To protect and enhance the natural environment of the village, its trees, flora and fauna for future generations to enjoy.</p>	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment
<p>Policy 7: Public Rights of Way</p>	<p>Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.</p> <p>Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.</p> <p>Objective 3: To preserve the existing settlement breaks</p>	<ul style="list-style-type: none"> - Conserving and enhancing the natural environment - Achieving well-design places - Promoting healthy and safe communities

Policy Theme	Objectives in the Plan	NPPF
	<p>between Sudbrooke, Scothern and Langworth.</p> <p>Objective 6: To protect and enhance the natural environment of the village, its trees, flora and fauna for future generations to enjoy.</p>	
<p>Policy 8: Settlement Break – Land between Sudbrooke and Scothern and Sudbrooke and Langworth</p>	<p>Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.</p> <p>Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.</p> <p>Objective 6: To protect and enhance the natural environment of the village, its trees, flora and fauna for future generations to enjoy.</p>	<ul style="list-style-type: none"> - Conserving and protecting the historic environment
<p>Policy 9: Local Design Principles</p>	<p>Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.</p> <p>Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.</p> <p>Objective 6: To protect and enhance the natural environment of the village, its trees, flora and fauna for future generations to enjoy.</p>	<ul style="list-style-type: none"> - Promoting healthy and safe communities - Achieving well-design places
<p>Policy 10: The Historic Environment</p>	<p>Objective 1: To maintain and where possible enhance the character and vitality of the village of Sudbrooke.</p>	<ul style="list-style-type: none"> - Conserving the historic environment

Policy Theme	Objectives in the Plan	NPPF
	Objective 2: To minimise the impact of new development on the surrounding countryside, historical sites, landscape and ecosystems.	

Table 2: Development Management Policies and conformity with the NPPF

Policy Number	Policy Title	NPPF para ref	Comment
Policy 1:	Additional Residential Development	59-79, 117	This policy supports new housing development provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
Policy 2:	Extensions and Alterations to dwellings	124-132	This policy supports the alteration and extension to existing buildings where it does not cause any unnecessary harm to the character of the village and nearby properties.
Policy 3:	Local Green Space	92, 98, 99, 100, 170	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
Policy 4:	Natural Environment	92, 98, 99, 100, 170	This policy seeks to protect trees, biodiversity and habitats that are considered important to the community, meet the criteria in the NPPF.
Policy 5:	Protected and Significant Trees	92, 98, 99, 100, 170	This policy seeks to protect green spaces, trees, biodiversity and habitats that are considered important to the community, meet the criteria in the NPPF.
Policy 6:	Nettleham Beck and balancing ponds	92, 98, 99, 100, 170	This policy seeks to protect green spaces that are considered

Policy Number	Policy Title	NPPF para ref	Comment
			important to the community, meet the criteria in the NPPF.
Policy 7:	Public Rights of Way	92, 98, 99, 100, 170	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
Policy 8:	Settlement Break – Land between Sudbrooke and Scothern and Sudbrooke and Langworth	92, 98, 99, 100, 170	This policy seeks to protect green spaces between settlements, trees, biodiversity and habitats that are considered important to the community, meet the criteria in the NPPF.
Policy 9:	Local Design Principles	92, 124-132, 170	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
Policy 10:	The Historic Environment	184-188	This policy seeks to preserve the important historic landscape and buildings within the area.

Table 3: Development Management Policies and conformity with the Central Lincolnshire Local Plan

Policy Number	Policy Title	CLLP Objective	CLLP Policy	Comment
Policy 1:	Additional Residential Development	A	LP1, LP2, LP3, LP4	This policy supports new housing development provided it delivers the number of houses identified in the Central Lincolnshire Local Plan. It also sets out a criterion in which new development, over and above this requirement, should do to support the proposal.
Policy 2:	Extensions and Alterations to dwellings	I	LP26	This policy supports the alteration and extension to existing buildings where it does not cause any unnecessary harm to the character of the village and nearby properties.
Policy 3:	Local Green Space	E, G, H	LP9, LP20, LP23	This policy seeks to protect green spaces that are considered important to the community, meet the criteria in the NPPF and have landowner agreement to their inclusion in the Neighbourhood Plan.
Policy 4:	Natural Environment	G, H	LP21	This policy seeks to protect trees, biodiversity and habitats that are considered important to the community.
Policy 5:	Protected and Significant Trees	G, H	LP21	This policy seeks to protect trees that are considered important to the community.
Policy 6:	Nettleham Beck and	G, H	LP21	This policy seeks to protect biodiversity and habitats that are

Policy Number	Policy Title	CLLP Objective	CLLP Policy	Comment
	balancing ponds			considered important to the community.
Policy 7:	Public Rights of Way	G, E	LP20	This policy seeks to protect accessibility, biodiversity and habitats that are considered important to the community, meet the criteria in the NPPF.
Policy 8:	Settlement Break – Land between Sudbrooke and Scothern and Sudbrooke and Langworth	I	LP25, LP22	This policy seeks to protect green spaces, open countryside, biodiversity and habitats that are considered important to the community.
Policy 9:	Local Design Principles	G, H, I	LP9, LP17, LP26	This policy supports new development if it is of a good design and provides a locally distinctive set of development principles for applicants to follow.
	The Historic Environment	I	LP25	This policy seeks to preserve the important historic landscape and buildings within the area.

3 Contribute to the Achievement of Sustainable Development

- 3.1 The NPPF has a presumption in favour of sustainable development. According to the NPPF, Sustainable means ensuring that better life for residents and making the quality of life better for future generations. The Sudbrooke NP supports the NPPF and encourages positive sustainable growth in the village which will ensure economic, environmental and social progression for future generations.
- 3.2 The plan has been prepared with a central understanding that the key areas it addresses that being the environment, economy and the community, are all closely linked. The policies therefore aim to facilitate change within the community whilst protecting what is highly valued.

4 General Conformity with Strategic Local Policy

- 4.1 The Sudbrooke NP has been prepared with planning officers from the West Lindsey District Council as part of the neighbourhood planning and the central Lincolnshire planning team. This has ensured that the process of developing the policies for the plan has been scrutinised in terms of conformity with strategic policies contained within the Central Lincolnshire Plan 2017.
- 4.2 Table 3 shows how the Sudbrooke NP is in general conformity with the strategic policies of the Central Lincolnshire Local Plan 2017.

5 Be Compatible with EU Obligations

- 5.1 West Lindsey District Council considered that a Strategic Environmental Assessment was not required because the NP is not likely to have a significant impact on the environment (See Sudbrooke SEA HRA Screening Report: This document was submitted to Historic England, Natural England and the Environment Agency who also agreed with this outcome.
- 5.2 The NP has regard to the fundamental rights and a freedom guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.
- 5.3 The NP is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations so this has not been required by West Lindsey District Council. A copy of the SEA HRA Screening Assessment can be found in a separate document as part of the submission of documents to WLDC.

6 Conclusion

- 6.1 It is the view of Sudbrooke Parish Council that the NP has shown that it meets the Basic Conditions as set out in Schedule 4B to the TCPA 1990 Act are met by the Sudbrooke NP.
- 6.2 The Plan has appropriate regard to the NPPF, will contribute to the achievement of sustainable development, is in general conformity with strategic policies contained in the Central Lincolnshire Local Plan 2017, whilst meeting relevant EU obligations.